



Durrants Drive, Croxley Green, Rickmansworth, WD3 3NY

Guide Price £600,000 Freehold





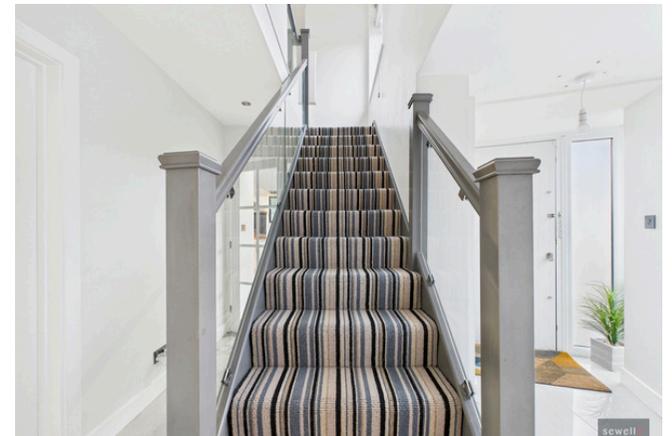
The property

This beautifully presented three-bedroom mid-terrace house offers ample space for a family home. Upon entering, a welcoming hallway leads to an impressive open-plan kitchen and family room. The stylish kitchen features integrated appliances, and a central island with seating, perfect for both casual dining and entertaining.

A conservatory at the rear further enhances the living space overlooking the garden. Upstairs, the property comprises two well-appointed double bedrooms with fitted wardrobes, third smaller bedroom, and a fully tiled family bathroom.

To the rear is a spacious garden, together with a driveway to the front, the property also holds potential for further expansion into the loft (STPP).

Ideally located on Durrants Drive in Croxley Green, this home is within easy reach of local shops, schools, and the Metropolitan Line station. The property is close to the sought-after Croxley Danes School and Little Green Primary School, making it an excellent choice for families.







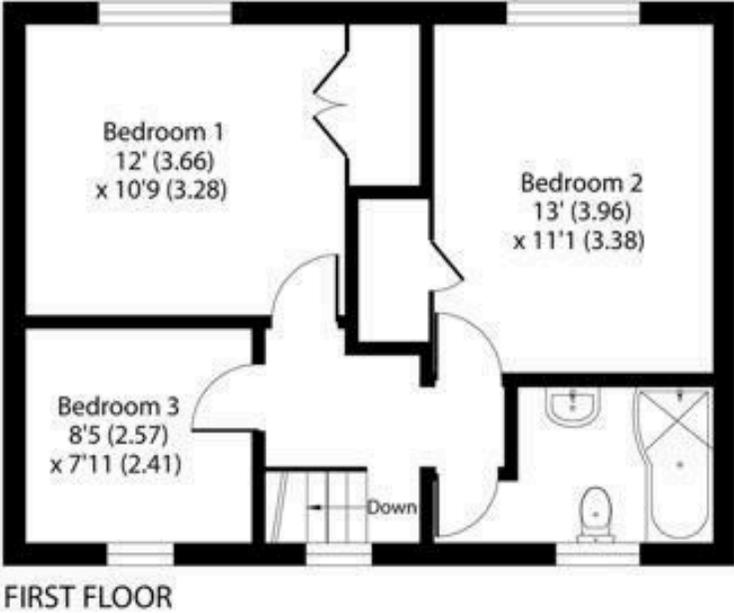
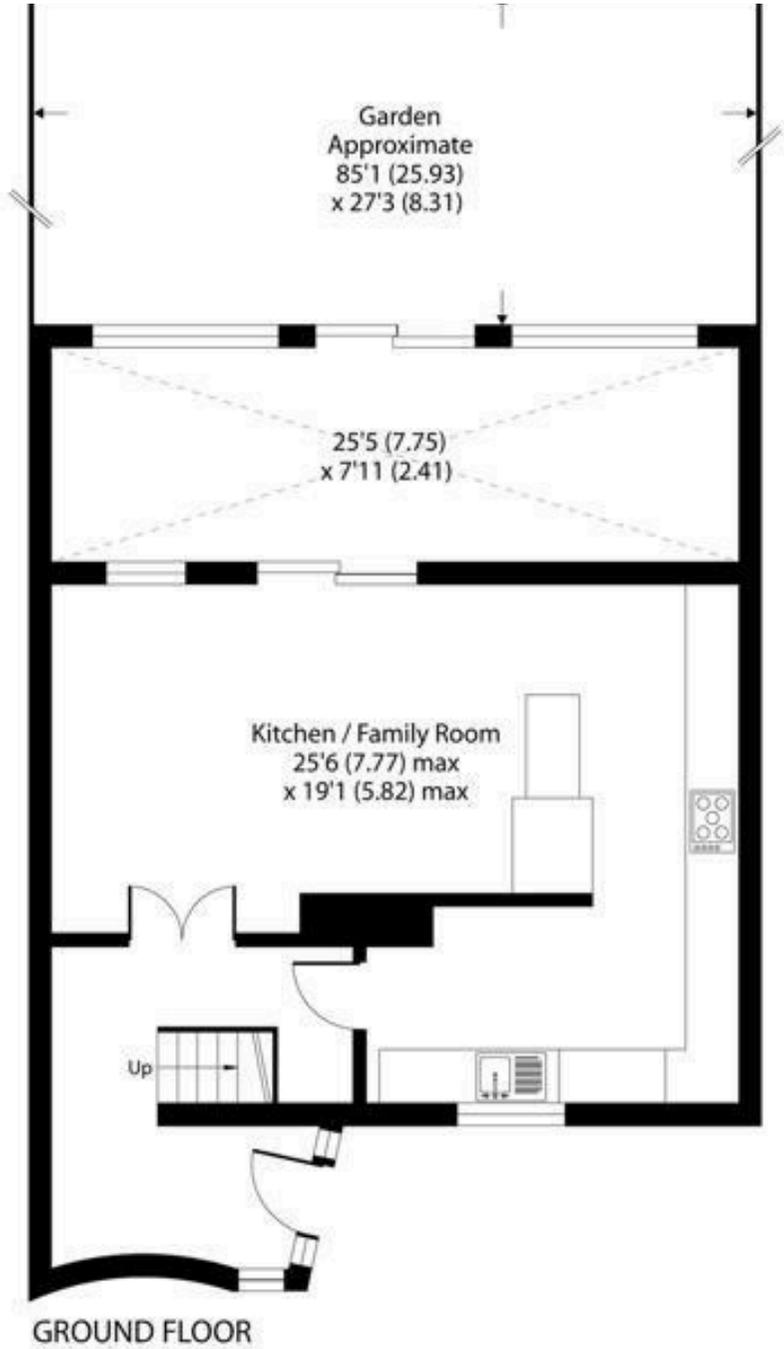
Key Features

- Three bedroom terraced home
- Situated on the sought-after Durrants Drive
- Beautifully-presented throughout
- Open-plan kitchen/living area
- Driveway parking
- Well-kept garden
- Potential to extend and enhance STPP
- Chain free
- 5 minute drive to Croxley Green

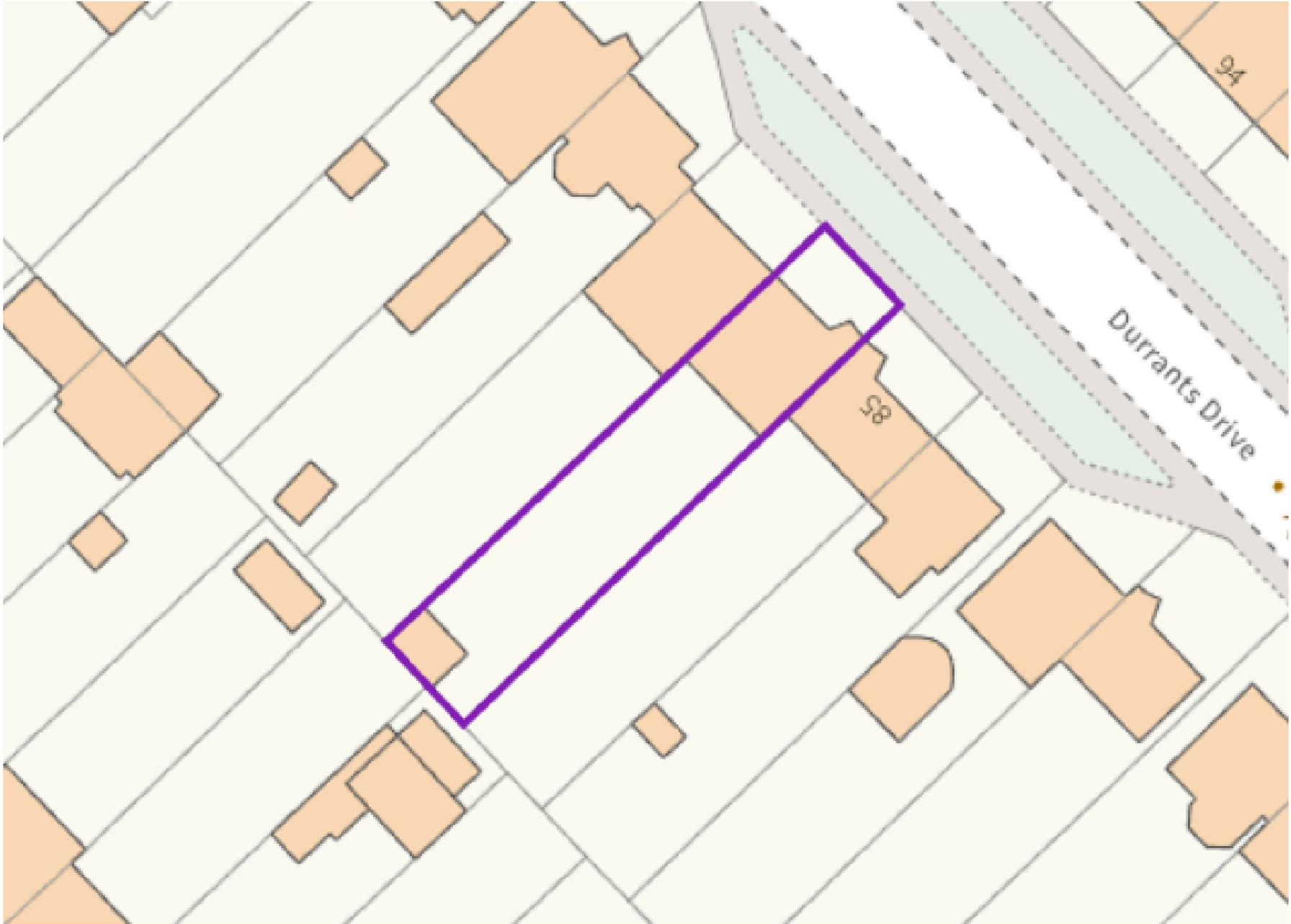


Floorplan

For identification only - Not to scale



Boundary







Area Information

Croxley Green is picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events take place throughout the year: classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952, a family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

- 1.1 miles to Croxley Station
- 1.5 miles to Rickmansworth High Street
- Nearest Motorway: 3.6 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 1249 sq ft

Tenure: Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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